



91-486-A 7-12

BUREAU OF TRAFFIC ENGINEERING  
DEPARTMENT OF PUBLIC WORKS  
BALTIMORE COUNTY, MARYLAND

DATE: August 27, 1991

TO: Mr. Arnold Jablon, Director  
Office of Zoning Administration  
and Development Management

FROM: Rahee J. Famill

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: July 2, 1991

This office has no comments for items number 492, 494, 495, 496, 498, 499, 500, 501, 502 and 503.

*Rehee J. Famill*  
Rahee J. Famill  
Traffic Engineer II

RJF/lvd

91-486-A 7-12  
Baltimore County Government  
Fire Department

700 East Joppa Road, Suite 901  
Towson, MD 21204-5500

JULY 26, 1991 (301) 887-1500

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: LLOYD BLUMENFELD  
Location: #2711 GEARTNER ROAD  
Item No.: 500 Zoning Agenda: JULY 2, 1991

Centlemen:  
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Capt. [Signature]* 7-26-91 Noted and Approved  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JR/RFK

*Rec'd Jan 7/31/91*

91-486-A JULY 12-91  
BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: July 3, 1991

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting for July 2, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 407-revised, 492, 494, 496, 497, 499, 500, 501, 502 and 503.

For Items 429-revised, a County Review Group Meeting is required.

For Item 272 (Case No. 90-434-SFHA), the previous County Review Group Meeting Comments are still applicable.

For Item 493, a 5-foot widening strip is requested for the ultimate 50-foot right-of-way width of Railroad Avenue.

For Item 495, no permanent structures are allowed within the limits of Baltimore County drainage and utility easements.

For Item 498, a County Review Group Meeting is required. In addition, the following highway comments are provided:

Red Lion Road is an existing road, which shall ultimately be improved as a 40-foot street cross-section on a 60-foot right-of-way.

The Developer's responsibilities along the existing frontage of this site shall be as follows:

- a. The submission of detailed construction drawings to extend a minimum distance of 200 feet beyond the limits of the site, or as may be required to establish line and grade.

Zoning Advisory Committee Meeting July 2, 1991  
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- b. The submission of full cross-section as deemed necessary for design and/or construction purposes. The sections are to be taken at 25-foot intervals and are to be shown on standard cross-section paper at 1"=5' horizontal to 1"=5' vertical scale.
- c. The preparation of the right-of-way plat for, and the dedication of any widening and slope easements at no cost to the County.
- d. The preparation of the right-of-way plat for any offsite road rights-of-way required to make the necessary improvements. Baltimore County will attempt to acquire the right-of-way at the Developer's expense.
- e. The grading of the widening and the existing road to the established grade. Where adjacent properties are adversely affected by the improvements, the Developer shall be financially responsible for the necessary repairs to these properties.
- f. The relocation of any utilities or poles as required by the road improvements.
- g. The construction of combination curb and gutter in its ultimate location and a maximum of 23.5 feet of paving adjacent thereto along the frontage of the property. The paving thickness shall conform with Baltimore County standards.

*Robert W. Bowling*  
ROBERT W. BOWLING, P.E., Chief  
Developers Engineering Division

RWB:s

Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: 2711 GEARTNER ROAD BALTO MD 21209 see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: WELL WOOD  
plat book # 23, folio # 36, lot # 20, section ONE

OWNER: LLOYD & SUSAN BLUMENFELD

*Petitioner's Exhibit 1*

GEARTNER RD 390.91' to L to E x Maurleen Ad.

5' RA CONC CURB

N 88°36'30"E - 75.00

10' EASEMENT

25' Min Front Setback Line

EXISTING DWEL NO. 2709

PROPOSED 8' X 15' LOAN DECK

WALK CONC PATIO

10' UTILITY EASEMENT

S 88°36'30"W 75.00

North  
date: 5/12/91  
prepared by: LLOYD BLUMENFELD

Scale of Drawing: 1"=30'

LOCATION INFORMATION

Councilmanic District: 02  
Election District: 03  
1"=200' scale map: N.W. 8-D  
Zoning: DR 5.5  
Lot size: 1/4 acreage 4,000 square feet

SEWER: ☒ ☐  
WATER: ☒ ☐  
Chesapeake Bay Critical Area: ☐ ☒  
Prior Zoning Hearings: ☐ ☒

Zoning Office USE ONLY!  
reviewed by: BA ITEM #: 500 CASE#:

CASE NUMBER 91-486-A

PETITIONER'S EXHIBIT # 2

*500*

91-486-A

We, the undersigned, who represent the immediately adjacent and/or opposite neighbors of Lloyd & Susan Blumenfeld, who reside at 2711 Geartner Road, do NOT object to their building of an 8x15 foot wooden deck on the northeast side of their existing house. We realize that they have applied for a variance from section 1802.3.C.1.

Max Krieger  
2709 Geartner Road

Karen Katz  
2713 Geartner Road

Beverly Rosenthal  
2708 Geartner Road

CASE NUMBER 91-486-A

PETITIONER'S EXHIBIT # 3

*500*

91-486-A





CASE NUMBER 91-486-A

PETITIONER'S EXHIBIT # 4









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MARTINSBURG, W.V. 25401

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

91.486-A

SCALE	LOCATION	SHEET
1" = 200' ±	PIKESVILLE AREA	
DATE OF PHOTOGRAPHY JANUARY 1986		